

BUILDING STATISTICS, TASMANIA -- MARCH QUARTER, 1951.

The Deputy Commonwealth Statistician (Mr. J. C. Stephen), has made available the following particulars of New Building Statistics for the quarter ended 31st March, 1951, together with comparable data for preceding periods.

1. DEFINITIONS OF TERMS USED.

A statement of definitions of terms used will be found on page 10.

2. SUMMARY FOR QUARTER ENDED 31ST MARCH, 1951.

Building statistics for Tasmania for March quarter, 1951, are summarized in the following tables. The figures indicate a continuation of the improvement in building results achieved, which has been a feature in preceding quarters.

A. - CONSTRUCTION OF NEW BUILDINGS, TASMANIA - MARCH QUARTER, 1951.

Description of Building and Constructing Agency	Commenced during March Quarter, 1951		Completed during March Quarter, 1951		Under Construction at 31 March, 1951		Value of work done during March Qr. 1951
	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	
		£'000		£'000		£'000	£'000
1. Houses (b).							
(i) Pte. Contractors							
On Pte. A/c.	268	603	330	692	813	1,780	616
On Gov. A/c.	190	342	163	270	495	920	267
(ii) Gov. Day Labour	137	184	106	144	386	634	163
(iii) Owner-Builders	436	763	367	624	1,818	3,051	817
<u>Total Houses</u>	1,031	1,892	966	1,730	3,512	6,385	1,863
2. Flats (c).							
(i) Pte. Contractors							
On Pte. A/c.	9	13	5	7	19	36	9
3. Shops with Dwellings							
(i) Pte. Contractors							
On Pte. A/c.	5	14	5	23	16	42	8
4. Shops w/out Dwellings							
(i) Pte. Contractors							
On Pte. A/c.	12	25	9	11	28	104	29
5. Hotels, Guest Houses etc.							
(i) Pte. Contractors							
On Pte. A/c.	2	15	1	4	7	141	22
On Gov. A/c.	-	-	-	-	4	169	13
6. Factories -							
(i) Pte. Contractors							
On Pte. A/c.	6	52	13	42	28	1,318	167
On Gov. A/c.	2	14	1	3	6	121	19
7. Other New Buildings							
(i) Pte. Contractors							
On Pte. A/c.	32	198	19	120	73	682	109
On Gov. A/c.	78	389	61	131	104	1,689	100
(ii) Govt. Day Labour	6	9	-	-	21	324	22
<u>Total Other New Buildings</u>	152	729	114	341	306	4,626	498
All New Buildings.							
(i) Pte. Contractors							
On Pte. A/c.	334	920	382	899	984	4,103	960
On Gov. A/c.	270	745	225	404	609	2,899	399
(ii) Govt. Day Labour	143	193	106	144	407	958	185
(iii) Owner-Builders	436	763	367	624	1,818	3,051	817
<u>GRAND TOTAL</u>	1,183	2,621	1,080	2,071	3,818	11,011	2,361

(a) When completed.

(b) Converted military huts not included.

(c) Number indicates number of individual flats provided as new dwellings.

10. The following information is being furnished to you for your information only. It is not to be used for any other purpose.

B. - PERSONS ACTUALLY WORKING ON JOBS CARRIED OUT BY BUILDERS
OF NEW BUILDINGS IN TASMANIA AS AT 31ST MARCH, 1951.

Grade of Occupation	No.	Type of Occupation	No.	Work Engaged On	No.
Contractors	1,130	Carpenters	3,371	New Buildings -	
Sub-Contractors	614	Bricklayers	475	Houses	4,482
Wage Earners	5,213	Painters	420	Other New Buildings	1,706
		Electricians	215	Additions & Alterations	
		Plumbers	289	(b) -	
		Builders'		Houses	188
		Labourers	1,469	Other Buildings	262
		Others	718	Repairs & Maintenance	319
				(b)	
Total	6,957	Total	6,957	Total	6,957

(a) Includes estimate for persons working on owner-built jobs.

(b) Excludes principals and their employees engaged solely on alterations, additions and maintenance work.

Further elaboration of the above statistics together with comparisons with preceding periods are set out in the following sections of this report.

3. NEW HOUSES.

Note: In the following statistics the term 'houses' includes owner-built houses, but not converted military huts, flats and shop dwellings. Values exclude the cost of land on which the structures are erected.

(1) NEW HOUSES COMPLETED:

During the quarter ended 31st March, 1951, a total of 966 new houses was completed in Tasmania. This represents an increase of 96 compared with the December quarter 1950, and is the highest number of completions recorded for any quarter since the war except September quarter, 1950.

The numbers completed during the March quarter in preceding years were 772 in 1950, 589 in 1949, 383 in 1948, 270 in 1947 and 119 in 1946. In the post-war period (September quarter, 1945, to March quarter, 1951), a total of 11,106 new houses has been completed in the State.

In addition to houses, 5 new dwellings were provided during the quarter by construction of new flats and 5 by construction of shops with dwellings.

The 966 houses completed during the March quarter, 1951, comprised 154 solid brick, concrete etc., 103 brick, concrete etc. veneer, 487 wood, 171 prefabricated wood, 46 fibro-cement and 5 other types of houses. Of the total 11,106 houses completed since September quarter, 1945, 2,729 or 24.6% were of brick, concrete etc. construction and 8,377 or 75.4% of wood, etc. materials. For March quarter, 1951, 257 or 26.6% of the total number of houses completed were of brick etc., and 709 or 73.4% of wood etc. materials.

The average recorded value of each house completed in Tasmania has risen at the following rate viz. £983 in March quarter, 1946, £1,037 in March quarter, 1947, £1,175 in March quarter, 1948, £1,316 in March quarter, 1949, £1,460 in March quarter, 1950, and £1,791 in March quarter, 1951. For March quarter, 1951, the average completed value of each brick, concrete etc. house was £2,467 compared with £1,570 for each wood house and £1,235 for each fibro-cement etc. house. The corresponding average values for March quarter, 1950, were brick etc. £1,990, wood £1,309 and fibro-cement etc. £867. Since 1945-46, the average completed cost has risen 97% per brick etc. house and 83% per wood house.

TABLE 1. - SUMMARY OF DATA FOR THE YEAR 1964
OF THE HOUSE OF REPRESENTATIVES

Category	Number	Percentage	Notes
House Members	435	100.0	
Senate Members	100	23.0	
Supreme Court Justices	9	2.1	
Other Federal Judges	1,000	23.0	
State and Local Officials	10,000	23.0	
Members of Congress	535	12.4	
Members of State Legislatures	1,000	23.0	
Members of Local Governments	10,000	23.0	
Total	21,484	500.0	

The following table shows the distribution of the total number of members of the House of Representatives by age group and sex. The data is based on the 1964 Census of the United States.

TABLE 2. - DISTRIBUTION OF MEMBERS OF THE HOUSE OF REPRESENTATIVES BY AGE GROUP AND SEX

The following table shows the distribution of the total number of members of the House of Representatives by age group and sex. The data is based on the 1964 Census of the United States.

The following table shows the distribution of the total number of members of the House of Representatives by age group and sex. The data is based on the 1964 Census of the United States.

The following table shows the distribution of the total number of members of the House of Representatives by age group and sex. The data is based on the 1964 Census of the United States.

The following table shows the distribution of the total number of members of the House of Representatives by age group and sex. The data is based on the 1964 Census of the United States.

The following table shows the distribution of the total number of members of the House of Representatives by age group and sex. The data is based on the 1964 Census of the United States.

The following table shows the distribution of the total number of members of the House of Representatives by age group and sex. The data is based on the 1964 Census of the United States.

CONSTRUCTION OF DWELLINGS ACCORDING TO TYPE, TASMANIA.

PERIOD	Private Houses				New Flats (Dwelling units)(b)	Shops with Dwellings	Total
	Brick Concrete etc. (a)	Wood	Fibro-cement	Other			
Dwellings Completed - No.							
1945-46	111	356	12	-	-	2	481
1946-47	296	756	14	4	21	8	1,099
1947-48	373	1,127	41	3	4	8	1,556
1948-49	534	1,606	140	7	25	28	2,340
1949-50, Sept. Qr.	160	431	29	-	16	2	638
Dec. Qr.	155	447	50	3	2	4	661
March Qr.	200	527	41	4	1	6	779
June Qr.	207	550	45	3	5	6	816
Year 1949-50	722	1,955	165	10	24	18	2,894
1950-51, Sept. Qr.	233	748	56	1	5	8	1,051
Dec. Qr.	203	627	40	-	3	3	876
March Qr.	257	658	46	5	5	5	976
TOTAL SINCE 1/7/1945	2,729	7,833	514	30	87	80	11,273

Dwelling under Construction - No.

1950 - 31st March	1,047	1,939	153	9	21	12	3,181
1951, - 31st March	1,102	2,221	188	1	19	16	3,547

(a) Includes Veneers.

(b) Conversions into Flats are excluded.

In the next table the types of new houses completed and under construction are shown as percentages of the total number of new houses, and the average costs of each completed new house according to type for the periods shown.

PERCENTAGE DISTRIBUTION & AVERAGE RECORDED COST OF EACH TYPE OF NEW HOUSE, TASMANIA.

PERIOD	Percentage Distribution						Average recorded cost per New House completed (c)		
	Completed			Under Construction at end of period					
	Brick (a)	Wood	Fibro etc (b)	Brick (a)	Wood	Fibro etc (b)	Brick (a)	Wood	Fibro etc (b)
	%	%	%	%	%	%	£	£	£
1945-46	23.2	74.3	2.5	29.7	68.9	1.4	1,252	857	750
1946-47	27.7	70.6	1.7	30.4	68.0	1.6	1,392	939	833
1947-48	24.2	73.0	2.8	30.6	65.6	3.8	1,582	988	841
1948-49	23.4	70.2	6.4	33.5	61.3	5.2	1,830	1,183	782
1949-50	25.3	68.6	6.1	33.5	61.6	4.9	2,012	1,315	926
1950, March Qr.	25.9	68.3	5.8	33.3	61.6	5.1	1,990	1,309	867
June Qr.	25.7	68.3	6.0	33.5	61.6	4.9	2,082	1,360	896
Sept. Qr.	22.4	72.1	5.5	31.7	63.9	4.4	2,155	1,424	789
Dec. Qr.	23.3	72.1	4.6	30.8	63.9	5.3	2,379	1,541	900
1951, March Qr.	26.6	68.1	5.3	31.4	63.2	5.4	2,467	1,570	1,235

(a) Includes Stone, Concrete and Veneers.

(b) Fibro-Cement and Other.

(c) Average cost is obtained by dividing total number of houses completed into the total value of houses as stated by builders. As averages, they relate to houses of the size and standard completed in the relevant period, and cannot be regarded as an index of the cost of erecting houses of a particular size or standard.